

Housing Trust Fund (HTF)
Charlotte Housing Opportunity Investment Fund (CHOIF)
2020 Funding Request Announcement

The City of Charlotte (“City”) and the Local Initiatives Support Corporation (“LISC”) are now accepting Proposals for affordable housing development through the City’s Housing Trust Fund (“HTF”) and LISC’s Charlotte Housing Opportunity Investment Fund (“CHOIF”), to provide equity and loan funds for newly constructed or rehabilitated multi-family housing. An addendum will be issued should there be additional information developers should be made aware of.

For HTF Requests, the development must serve households earning 80% or below the area median income (AMI) with income averaging of up to 60% of AMI for the restricted units. For CHOIF Requests, the development should serve households earning between 30% and 120% of AMI.

HTF-funded developments will at a minimum meet the following criteria*:

- Comply with City affordable housing policies and program guidelines.
- Include at least 20% of the total units as being targeted to households at 30% of AMI. At least 10% of the units must be targeted to households with rental subsidies or vouchers.
- Proposed developments located in Very High and High Opportunity Areas (**See Attachment A**) may be asked to include the use of Project Based Vouchers (PBV) in the development. Given the limited availability of PBV’s, there is no guarantee that all proposals located in opportunity areas will be awarded PBV’s. If the use of PBV’s does not adversely impact the proposed development’s time schedule, upon being awarded PBV’s, the developer must adjust their gap funding request amount to reflect the higher PBV contract rents.
- Meet the City Council approved Affordable Housing Location Guidelines.
- Meet zoning and planning guidelines and requirements including special/conditional use permits and any other discretionary land use approval at the time the funding request is submitted.
- Include a community engagement process that reflects input from the impacted community (See Submittal Checklist Section G for details).
- Meet Charlotte Water Capacity and Connection requirements.

****Please see the Housing Trust Fund Request for Proposals Guidelines for additional evaluation criteria***

CHOIF-funded developments will at a minimum meet the following criteria:

- Demonstrated ability to repay investor principal and coupon through excess cash distribution over term.
- Demonstrated high quality units for all income levels between 30% and 120% AMI).
- Agree to income averaging in 4% LIHTC projects.
- Accept housing vouchers with no discrimination against income source.
- Geographic criteria-proposed projects should be in areas of high opportunity. High opportunity areas are census tracts identified by the Opportunity Insights research team as those that promote family economic mobility. High opportunity areas are

characterized by: low poverty, low crime rate, access to high performing schools, access to transportation, access to employment opportunities and other factors that promote good quality of life. We will also consider the City's Affordable Housing Locational Guidelines and the Housing Authority's Opportunity Areas when siting developments.

HTF award limits:

- The maximum award to any one funding request will be as follows:

Funding Source	No City land or CHOIF	HTF & CHOIF	City Land
HTF Limit	<ul style="list-style-type: none"> \$30k per unit Maximum of \$3M 	<ul style="list-style-type: none"> \$20k per unit Maximum of \$2M 	<ul style="list-style-type: none"> \$20k per unit Maximum of \$2M
CHOIF Limit	<ul style="list-style-type: none"> \$5M - \$10M 	Projects will be reviewed individually along the investment parameters.	

- A maximum of two awards will be made to any one principal or co-developer

Development Teams must also:

- Inform the district City Council representative for the proposed development, and convene at least two community outreach meetings to present the proposed development (See Submittal Checklist Section G for details).
- Submit a complete funding Proposal packet by February 10, 2020.
- Include with the proposal a utilities plan or preliminary site plan with proposed sewer connection(s) and site flow projects using NCDEQ 15A NCAC 02T (Waste Water Flow Estimate Guidance Document). This is necessary for the Charlotte Water Capacity Assurance Review Proposal.
- Schedule a Sketch Plan meeting with the Planning Department as required.
- Provide evidence of appropriate zoning no later than February 10, 2020.
- Note that if assistance is being sought for a 4% LIHTC development, it is preferred that developers have placed at least one 4% LIHTC development in service within the last five years.
- Demonstrate the experience necessary to place the proposed development in service.

Funding Request Schedule

Activity	Scheduled Date
Pre-RFP Developer Feedback Session	January 15, 2020
Post RFP	January 17, 2020
Proposal Submission Deadline	February 10, 2020
Planning comment – Sketch Plan Review	February 10, 2020 – February 24, 2020
Market Analysis	March 16, 2020
Revised Sketch Plan Submission Deadline. Send to Brent Wilkinson at bwilkinson@charlottenc.gov	March 9, 2020
Final Planning Support Letter - Conceptual Architectural, Building and Site Design	March 30, 2020
City Council Dinner Briefing	April 6, 2020
City Council Approval	April 27, 2020

Link to Request for Funding Application:

<https://charlottenc.gov/HNS/Housing/RFP/Pages/Requests%20For%20Proposals.aspx>

Note: The City and LISC reserves the right to cancel, reject any or all applications and waive minor informalities for applicants if it is deemed in the City and LISC's best interest to do so.

For additional information, please contact:

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